

Marketplace Garage

ENGINEERING REPORT
TEUC – JUNE 21, 2022



The Challenge of Aging Infrastructure



1975

Nearly 50 Years old

- Built in 1975
- Opened in 1976

2014

Engineering Assessment/Report

- Short Term Repairs
- Medium Term Repairs
- Long Term Repairs

2015-2018

Short Term

- \$1M worth of Short Term Repairs Completed
- Mechanical Room Overhaul, Storm Pipe Repairs, Elevator Cab Replacement, Deck Patching

2018

Medium Term Plans called for extensive repairs that required a major shutdown

2020

Revised Medium Term Planning developed to minimize closure and extend life

2022

Revised Medium Term Engineering / Construction – **PENDING**

2022 *Revised* Medium Term Work



Beam Repair



Beam Replacement ~~Repair~~



Spall Removal and Sealing



Deck Patching



**Brick Façade
Removal and Replacement**
(west face, northern ramps)



Garage will remain open with a maximum of 80 spaces impacted (345 capacity, <25%)

Project Timeline

- May 20th – Publish Bid
- June 3rd – Bids Due
- June 14th – Bid opening
- June 27th – Board of Finance / City Council Approval
- June 28th – Award Project

**Construction:
July – October**



Estimate Project Cost

Engineering	\$59K
Repairs	\$400K (estimate)
◦ Beam	
◦ Spalls	
◦ Deck	
◦ Spandrel Beam	
Replacement	\$50K (preliminary estimate)
◦ Brick Façade	
Estimated Total	\$509K



The Future (?)

The Marketplace Garage is getting old.

A decision is needed in 3-5 years:

- Major capital reinvestment?
- Construct a new facility?

Reinvestment? – There are challenges

- Many old infrastructure components (water/sewer/drain/electrical/elevator)
- Notably: Post-tensioned concrete slabs with insufficient concrete cover
- All result in ongoing costly, extensive repairs.

New Facility? – Planning effort needed

- Public process to determine the future vision
- Planning funds are in the FY'23 Parking Facilities Fund budget to begin this process



Thank you

Questions?

